



ZONING COMMISSION AGENDA

**Wednesday, September 11, 2013
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Ann Zadeh, CD 1, Chair	<u>P</u>	Namon Hollis, CD 6	<u>P</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Nick Genua, CD 7	<u>P</u>
Carlos Flores, CD 2	<u>A</u>	Wanda Conlin, CD 8	<u>P</u>
Robert West, CD 3	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Hugh Ferrell, CD 5	<u>P</u>		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

- | | |
|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess:

- 1) Standing item: Report of Activities of the City Plan Commission

II. PUBLIC HEARING 10:03 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON MONDAY, OCTOBER 7 AT 10:00 A.M. UNLESS OTHERWISE STATED.

- | | |
|--|------------|
| A. Call to Order | Chair |
| B. Approval of August 14, 2013 Meeting Minutes | <u>8-0</u> |
| C. Continued Cases | |

1. ZC-13-107	RICHARD YOUNG	5700 McCart Ave.	0.48	CD 6	RECOMMENDED FOR APPROVAL 5-3
a.	Applicant/Agent: Jack R. Lee				
b.	Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus auto sales and repair; site plan included				
2. ZC-13-113	EASTCHASE ENTERPRISES LP	8650 and 8700 Randol Mill Rd.	4.42 ac.	CD 5	RECOMMENDED FOR APPROVAL 6-1-1
a.	Applicant/Agent: James Schell				
b.	Request: <i>From:</i> "E" Neighborhood Commercial <i>To:</i> "C" Medium Density Multifamily				

3. ZC-13-116	CITY OF FORT WORTH PLANNING AND DEVELOPMENT 801 and 851 W. Rendon Crowley Rd.	48.16 ac.	CD 6	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>From:</i> "C" Medium Density Multifamily <i>To:</i> "A-5" One-Family			

D. New Cases:

4. ZC-13-118	CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: REMOVE FRONT YARD SETBACKS IN “E” NEIGHBORHOOD COMMERCIAL DISTRICTS ON ARTERIAL STREETS CD ALL	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth	
b.	Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, to Amend:	
	<ul style="list-style-type: none">Chapter 4 “District Regulations”, Section 4.901 “Neighborhood Commercial (“E”) District to remove the minimum front yard setback requirement along arterial streets	
To review the proposed amendments: http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx		

5. ZC-13-119	CHESAPEAKE LAND DEVELOPMENT CO. 4800 Block White Settlement Rd. and 233, 239 Nursery Ln	14.132 ac.	CD 7	RECOMMENDED FOR APPROVAL 7-0-1
a.	Applicant/Agent: J. Ray Oujesky, Kelly Hart and Hallman LLP for STM/MNM Land Venture I LLC			
b.	Request: <i>From:</i> "B" Two-Family, "E" Neighborhood Commercial, and "I" Light Industrial <i>To:</i> "PD/A-5" Planned Development for "A-5" One-Family with Development Standards for 15 ft. front yard setbacks and 60% lot coverage; site plan waiver requested			

6. ZC-13-122	CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: RESIDENTIAL FRONT YARD SETBACKS	CD ALL	RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth		
b.	Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, to Amend:		
	<ul style="list-style-type: none">Chapter 6, "Development Standards", Article 1, "General", Section 6.101 "Yards", Subsections D. "Front Yard Setbacks" and E. "Established Front Yard Setbacks" to revise the Front Yard Setback Regulations; and Renumber		
To review the proposed amendments: http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx			

7. ZC-13-123	CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: GAS LINE COMPRESSORS CD ALL			RECOMMENDED FOR APPROVAL 8-0
a.	Applicant/Agent: City of Fort Worth			
b.	Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended,			

Codified As Appendix "A" Of The Code Of The City Of Fort Worth, to Amend:

- Chapter 4, "District Regulations", Article 3 "Planned Development ("PD") District to add line compressors in Section 4.305, "Uses";
- Chapter 5 "Supplemental Use Standards", Section 5.140 "Natural Gas Compressor Stations" to remove Subsection 2.C. "Line Compressors";
- Sections 4.800 "Nonresidential District Use Table" and 4.1200 "Form Based Districts Use Table" to clarify that line compressors are permitted by right in Industrial Districts and by Planned Development District

c. The case will be heard by the City Council on October 15, 2013

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

8. ZC-13-125 RAUL GUITIERREZ MENDEZ 3441 Stuart Dr. 0.14 ac. CD 9

RECOMMENDED
FOR
APPROVAL
8-0

a. Applicant/Agent: Deyanara E. Mendez

b. Request: *From:* "IP" Industrial Park *To:* "A-5" One-Family

9. ZC-13-126 GARLAND ALL STORAGE ASSOC. LTD. 2941-2969 Precinct
Line Rd. 1.44 ac. CD 5

CONTINUED 30 DAYS
UPON
NEIGHBORHOOD'S
REQUEST
8-0

a. Applicant/Agent: Coy Quine

b. Request: *From:* "PD-627" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouse with open and covered parking, and excluding the following uses: liquor or package store, tattoo parlor, pawn shop, massage parlor; site plan required *To:* Amend "PD-627" Planned Development to allow for a liquor or package store; site plan included

10. ZC-13-127 TEXAS CHRISTIAN UNIVERSITY 3589 Bellaire Dr. N. 4.005
ac. CD 3

CONTINUED 30 DAYS
UPON
NEIGHBORHOOD'S
REQUEST
8-0

a. Applicant/Agent: Dunaway Assoc./Barry Hudson

b. Request: *From:* "C" Medium Density Multifamily and "CF" Community Facilities *To:* "PD/CF" Planned Development for all uses in "CF" Community Facilities plus parking garage; site plan included

11. ZC-13-128 IBR INVESTMENTS 2200 Miller Ave. 0.63 ac. CD 5

RECOMMENDED
FOR
APPROVAL
8-0

a. Applicant/Agent: Jewell Management LLC/Yvette J. Kent

b. Request: *From:* "PD-751" Planned Development/Specific Use for museums, library, fine arts center, restaurants, cafes, cafeterias, bakeries, barber & beauty shops, laundries, dry cleaning or washateria, and leather goods shop, masonry wall required along the back of the property line; site plan approved *To:* Amend "PD-751" Planned Development to include all "E" retail uses; site plan included

c. Case will be heard by the City Council on September 17, 2013

12. ZC-13-129 WILLIAM BOSTLEMANN 4661 and 4717 White Settlement Rd.
3.29 ac. CD 7

RECOMMENDED
FOR
APPROVAL
7-0

a. Applicant/Agent: Steve Chojnowski

b. Request: *From:* "PD-972" Planned Development/Specific Use for a retail structure with caretaker residence with "E" Neighborhood Commercial development standards and a maximum of three single-family residences; site plan approved *To:* Amend "PD-972" Planned Development site plan to allow one

and two family uses; site plan included

13. ZC-13-130 D.U. AND PAMELA R. CHRISTENSEN, BILL J. MARKHAM SR., DALE AND SHELLEY HEFLIN, VICTOR AND MARIA MONTOYA, TINA MOORE, JACKLYN WILLIAMS MESSER, MICHAEL AND MARY MITCHELL, STEVE BONTRAGER/FOURSQUARE GOSPEL CHURCH 3500 – 3700 Blocks of Thompson Rd. 33.42 ac. CD 4	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Terry Sandlin b. Request: <i>From:</i> “PD-427” Planned Development for FR uses plus veterinary clinic with outdoor livestock pens; Planned Development/Specific Use for agricultural and residential uses with a minimum ½ acre lots including guest cottages; the remainder of property to allow 32 retail/commercial uses with seven light uses as outlined, subject to a 4.5 feet maximum sign height, 36 square feet maximum area. Business structures must be set back 200 feet from the existing north right of way line of Thompson Road. Parking lots must be set back 75 feet from existing north right of way line of Thompson Road. Open storage areas must maintain solid wood, metal and/or masonry walls to the height of the products being stored, but no higher than 12 feet. Lighting no higher than 24 feet. Any temporary buildings must meet City restrictions; site plan waived <i>To:</i> “A-5” One-Family	
14. ZC-13-131 TEXAS AMERICAN PROPERTIES 6900 – 7000 Blocks of Block Boat Club Rd. 36.414 ac. CD 2	CONTINUED 30 DAYS UPON COMMISSION'S REQUEST 7-1
a. Applicant/Agent: Boat Club Land Inc., Tim Fleet b. Request: <i>From:</i> “PD-670” Planned Development for Mobile Home Manufacturing Facility; site plan waived and Unzoned <i>To:</i> “A-5” One-Family, “C” Medium Density Multifamily and “E” Neighborhood Commercial	
15. ZC-13-132 CITY OF FORT WORTH/AEW/Alliance Realty Partners 4300 Block of Centre Drive Trinity Blvd. 23.8 ac. CD 5	RECOMMENDED FOR APPROVAL 8-0
a. Applicant/Agent: Alliance Realty Partners LLC b. Request: <i>From:</i> “J” Medium Industrial <i>To:</i> “PD/D” Planned Development for all uses in “D” High Density Multifamily with no minimum front yard setback; site plan included	
16. ZC-13-133 LUDWIG INVESTMENTS LLC 5320 Boat Club Rd./Lea Crest Ln. 1.125 ac. CD 2	RECOMMENDED FOR DENIAL 7-0
a. Applicant/Agent: James W. Schell b. Request: <i>From:</i> “A-5” One-Family <i>To:</i> “PD/E” Planned Development for all uses in “E” Neighborhood Commercial plus mini-warehouse; site plan included	
17. ZC-13-134 CITY OF FORT WORTH PLANNING AND DEVELOPMENT 2450 N Crowley Cleburne Rd., 8900 Blk W. Cleburne Rd., 10701 McCart Ave 318.35 ac. CD 6	RECOMMENDED FOR APPROVAL 7-0
a. Applicant/Agent: City of Fort Worth b. Request: <i>From:</i> “AR” One-Family Restricted, “R2” Townhouse/Cluster, “C” Medium Density Multifamily, “G” Intensive Commercial, and “PD-607” Planned Development for G uses with exclusions <i>To:</i> “A-5” One-Family, “R2” Townhouse/Cluster, “ER” Neighborhood Commercial Restricted, and “E” Neighborhood Commercial	
18. SP-13-003 KATY ROAD ALL STORAGE LTD. 4874 Keller Haslet Rd.	

<p>12.17 ac. CD 7</p> <p>a. Applicant/Agent: Mark McDowell, Keller Haslet GP Inc. b. Request: Amend "PD-955" Site Plan to convert the covered carport parking areas to storage units</p>	<p>RECOMMENDED FOR APPROVAL 7-0</p>
<p>19. SP-13-004 KELLER HASLET ALL STORAGE LTD. 4868 Keller Haslet Rd. and 12649 Katy Rd. 24.69 ac. CD 7</p> <p>a. Applicant/Agent: Mark McDowell, Keller Haslet GP Inc. b. Request: Amend "PD-953" Site Plan to convert the covered carport parking areas to storage units</p>	<p>RECOMMENDED FOR APPROVAL 7-0</p>
<p>20. ZC-13-135 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: NEAR SOUTHSIDE FORM BASED NEIGHBORHOOD DISTRICT MINIMUM SIZE OF RESIDENTIAL USES CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:</p> <ul style="list-style-type: none"> Amend Section 6.B of the Near Southside Development Standards and Guidelines as provided by Section 4.1305D, "Other Development Standards" of Chapter 4, "District Regulations" of Article 13, "Form Based Districts", of Section 4.1305, "Near Southside ("NS") District" to provide for the percentage of gross floor area in "N" Zones for buildings <p>To review the proposed amendments: http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx</p>	<p>RECOMMENDED FOR APPROVAL 7-0</p>
<p>21. ZC-13-136 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: CREATE AIRPORT OVERLAY DISTRICT FOR SPINKS AIRPORT CD ALL</p> <p>a. Applicant/Agent: City of Fort Worth b. Request: <i>Text Amendment:</i> An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:</p> <ul style="list-style-type: none"> Section 4.405 "Airport/Airfield Overlay" ("AO") District Of Article 4 "Overlay Districts", Of Chapter 4, "District Regulations" to add a new section, Section 4.405D, "Spinks Municipal Airport"; providing regulations for Airport/Airfield Overlay Zones ("AO") and Runway Protection Zone ("AO-RPZ") Restrictions for incompatible uses within Runway Protection Zones for Spinks Municipal Airport; and To revise Chapter 9, "Definitions" to add definitions related to airports <p>To review the proposed amendments: http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx</p>	<p>CONTINUED 30 DAYS UPON STAFF'S REQUEST 7-0</p>
<p>22. ZC-13-137 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT: TRINITY LAKES FORM BASED CODE SUBDISTRICT STANDARDS CD ALL</p>	<p>RECOMMENDED FOR</p>

- a. Applicant/Agent: City of Fort Worth
- b. Request: *Text Amendment*: An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:
- Various Sections of the Trinity Lakes Development Code as provided by Section 4.1307D, "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of Chapter 4, "District Regulations" of Article 13, "Form-Based Districts" to remove Block Standards in all Subzones;
 - Provide for Neighborhood Subzones;
 - Provide for street setback lines and build-to zones in Neighborhood Subzones;
 - Provide a revision to street and streetscape standards; and
 - Provide changes to façade composition in Transition and Neighborhood Subzones
- c. To be heard by the City Council on September 17, 2013

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

23. ZC-13-138 CITY OF FORT WORTH PLANNING AND DEVELOPMENT:
MAP AMENDMENT AIRPORT OVERLAY DISTRICT AND RUNWAY
PROTECTION ZONES FOR SPINKS AIRPORT CD 6

CONTINUED 30 DAYS
UPON STAFF'S
REQUEST
7-0

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: "AG" Agricultural, "A-21" One-Family, "A-5" One-Family, "E" Neighborhood Commercial, "I" Light Industrial, "J" Medium Industrial, and "K" Heavy Industrial *To*: Add Airport Overlay/Runway Protection Zone Overlay Districts

24. SP-13-005 2010 OLD HICKORY, LLC. 3407 Sycamore School Rd.
0.38ac. CD 6

RECOMMENDED
FOR
APPROVAL
7-0

- a. Applicant/Agent: Sylvester Iwotor
- b. Request: Amend "PD-245" Site Plan to expand the building size and remove the specific use to allow flexibility in uses

ADJOURNMENT:

2:59 PM

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Access to the building and special parking are available on the south side of City Hall off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish translation, or large print may call 817-392-8028, FAX 817-392-7526, or call TDD 1-800-RELAY-TX at least 48 hours (2 days) prior to the meeting so that appropriate arrangements can be made.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible por silla de ruedas. Acceso al edificio y área de estacionamiento especial está disponible en el lado sur del Ayuntamiento por la Calle Texas. Personas que requieren acomodaciones especiales, servicios de interpretación al español u otro lenguaje, servicios de interpretación de lenguaje por señas, o letra grande pueden llamar 817-392-8028, o llamar TDD 1-800-RELAY-TX al menos 48 horas (2 días) antes de la reunión para que se puedan hacer arreglos apropiados.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.